



10 Hickory Way, Chippenham, SN15 1FP

Guide Price **£300,000**

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms:** 3  
**Bathrooms:** 2 (Plus Downstairs Cloaks)  
**Receptions:** 2

Nestled on the peaceful outer fringe of a popular and well-connected neighbourhood in Chippenham, this beautifully presented modern home, built in 2018, offers an ideal family lifestyle with desirable features and excellent outdoor space.

An ideal choice for First Time Purchasers as well as those looking to downsize, this well arranged home features a welcoming entrance hall with space to store coats and shoes, providing access to a handy cloakroom with W.C. A spacious sitting room occupies the front of the home, which also benefits from a dedicated study area and substantial storage cupboard, providing a versatile environment for both relaxation and productivity.

Spanning the width of the house at the rear, a notably light open-plan Kitchen/dining room possesses excellent space in which to entertain and enjoy the cooking. Flowing into the rear garden via patio doors, the kitchen fitted is an 'optional upgrade' on the standard offerings, featuring attractive wood-effect worktops, a white porcelain double sink with swan-neck taps, and wooden shelving.



Ascending to the first floor, you will find three well-proportioned bedrooms. The main bedroom enjoys the added luxury of an en suite shower room and practical deep fitted storage. A clean and neutral family bathroom, featuring a bath with shower over, serves the remaining two bedrooms, ensuring comfort for the entire household and no competition for showers in the morning!



Externally, the property boasts a surprisingly-expansive driveway, providing off-street parking for two sizeable cars. The enclosed, level family-friendly garden at the rear is a true highlight, featuring a secure shed, a well-maintained lawn, and a generous patio area that enjoys the southerly sun, making it an ideal spot for outdoor enjoyment and relaxation.

Chippenham is a thriving town offering excellent amenities, including a range of shops, supermarkets, highly-regarded schools, and recreational facilities. With its main line train station providing direct services to Bristol, Bath, and London Paddington, and easy access to the M4 corridor, this location is perfectly suited for commuters and those wishing to explore the wider region. Green spaces and parks are readily available, offering plenty of opportunities for outdoor pursuits, and there are a wide range of activities, hobbies, and sports clubs suitable for families to enjoy.

#### Additional Information

Council Tax Band: C  
Tenure: Freehold House  
Current EPC Rating: B (83)  
Potential EPC Rating: A (96)  
Services: Mains Gas Supply With Radiator Central Heating And Combination Boiler.  
Double Glazed Windows Throughout.  
Mains Drainage Supply.  
Mains Electricity Supply.  
Mains Water Supply.

**\*Agents Note\*** There is a maintenance charge of approximately £176 Per Annum which goes towards the development upkeep (which is managed by Green Square).



Approximate Total Area:  
 78 Square Metres ... 842 Square Feet

